



# King County Real Estate

A sound investment on the Sound

# Residential Markets

## Home specs:

- Single family homes priced below \$1.638MM
- Homes won't be larger than:
  - 7 bds
  - 4.5 bth
  - 3.2 ac. lot
  - 4,820 sq. ft.

# Where to buy

- Summary of homes in the zip codes with the highest average value

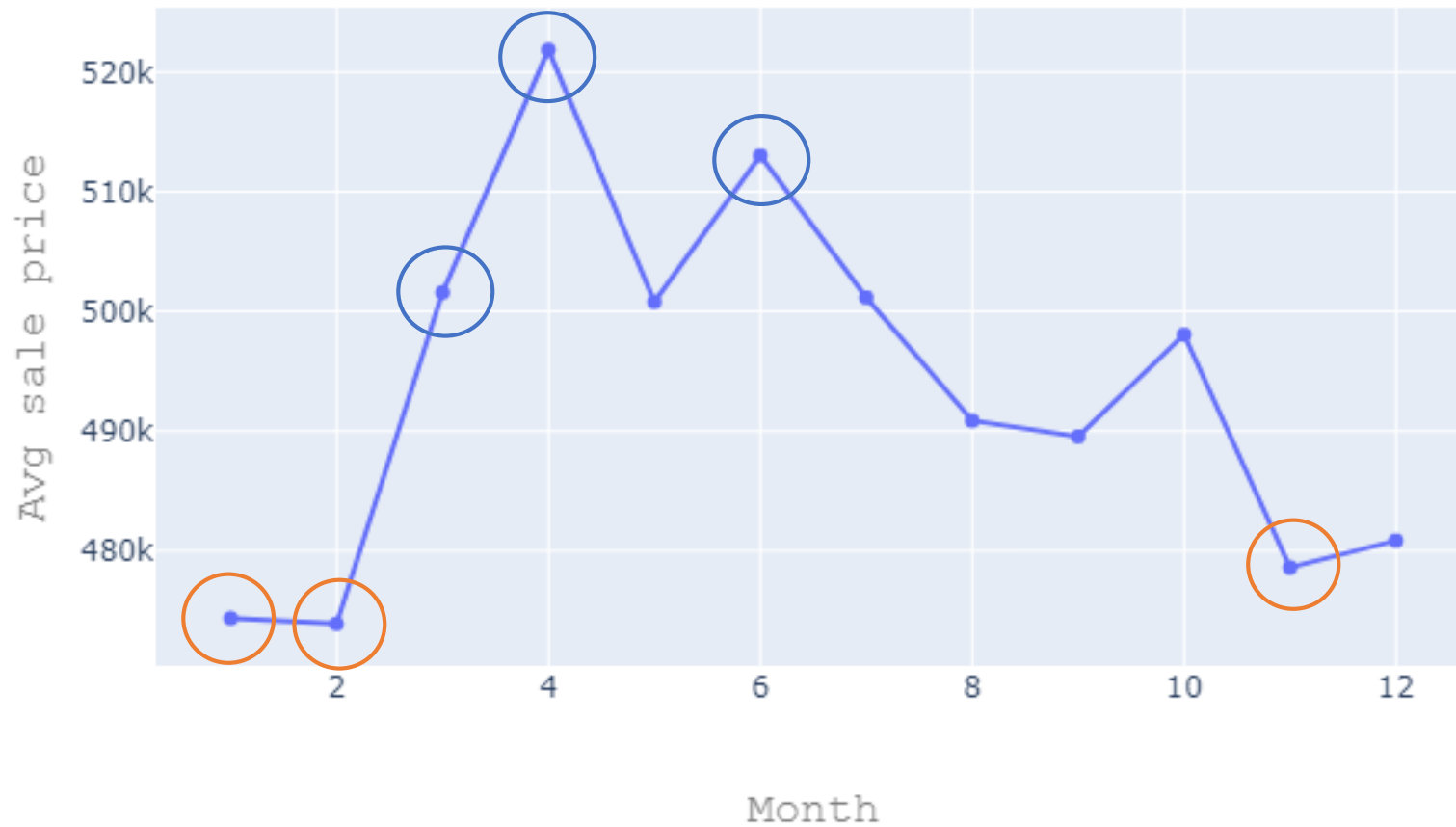
Zip Code	Home Price	Bedrooms	Bathrooms	Home Condition	Material Grade	Sqft of living space
98039	1233823.53	3.65	2.21	3.65	8	2758.24
98004	1005105.02	3.59	2.13	3.56	8.05	2473.05
98040	988183.56	3.89	2.48	3.83	8.65	2738.99
98112	886853.33	3.31	2.17	3.44	8.15	2063.41
98109	789291.83	3.14	2.06	3.45	7.84	1834.55

- Neighborhoods with the lowest average home prices

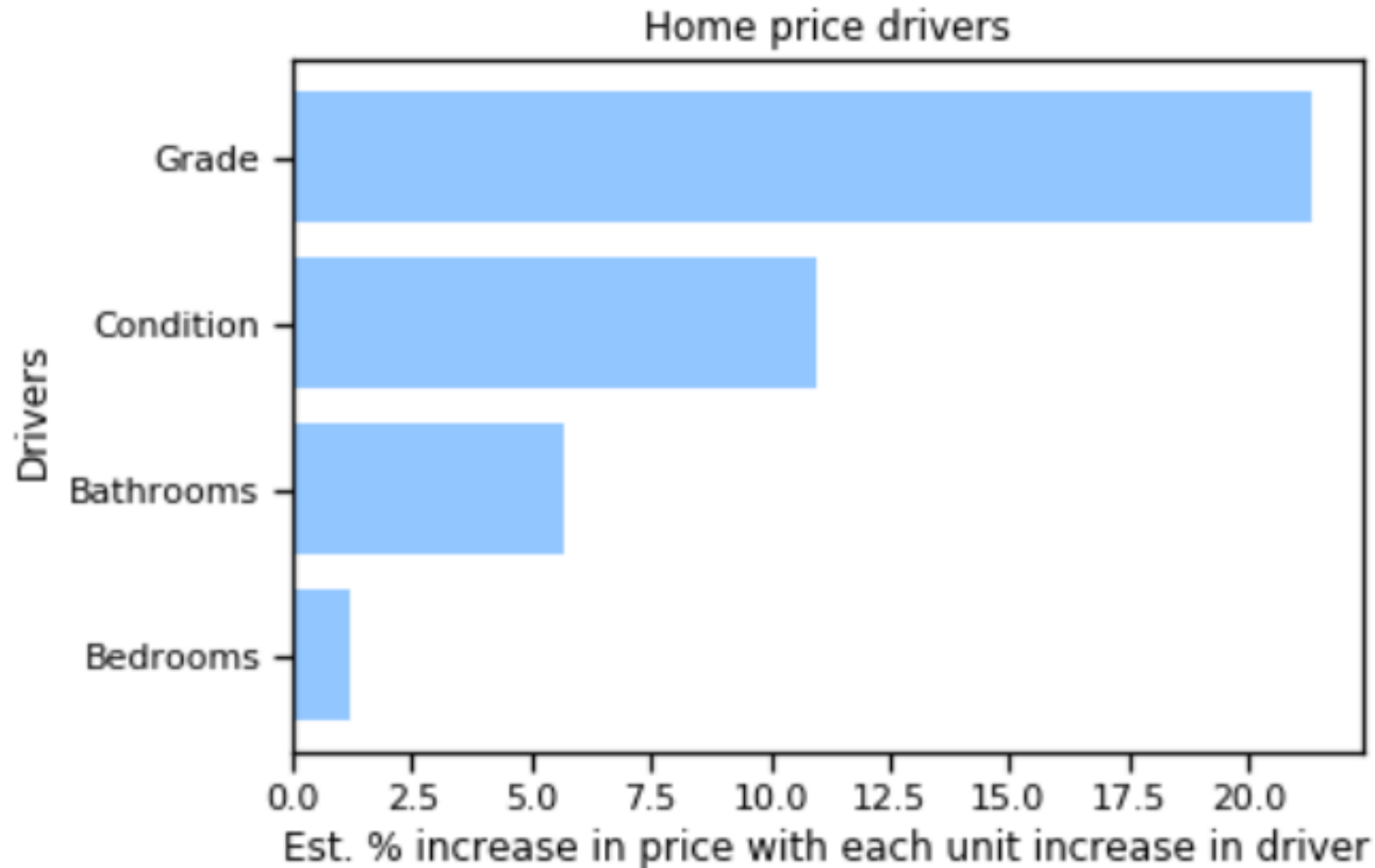
Zip Code	Home Price	Bedrooms	Bathrooms	Home Condition	Material Grade	Sqft of living space
98002	233187.3	3.29	1.8	3.76	6.69	1470.71
98168	240047.07	2.99	1.43	3.25	6.51	1472.64
98032	248480.83	3.39	1.71	3.64	7.13	1667.93
98001	278711.22	3.4	2.01	3.34	7.29	1832.91
98148	282049.82	3.16	1.81	3.11	6.98	1611.07

# When to buy

Average Home Sale Price by Month



# What impacts price



Additionally, every 10% increase in home square footage (as measured in 2015) will increase sell price by 3.1%

Table Legend	
Grade	Quality of home material, scale of 3 – 12
Condition	Assessed condition of the home, scale of 1 – 5
Bathrooms	Number of bathrooms, 0.25-point scale from 0.5 - 4.5
Bedrooms	Number of bedrooms, 1-point scale from 1 - 7

# Appendix

- Sources

- Cover picture:

- Granicus. image. 2019,  
[https://www.google.com/url?sa=i&source=images&cd=&ved=2ahUKEwj35oma\\_o\\_kAhXkhOA KHdrXB8lQjRx6BAgBEAQ&url=https%3A%2F%2Fgranicus.com%2Fdownloads%2Fking-county-washington%2F&psig=AOvVaw2Rjq6zWA-j6hZcCOEOclGi&ust=1566339764973369](https://www.google.com/url?sa=i&source=images&cd=&ved=2ahUKEwj35oma_o_kAhXkhOA KHdrXB8lQjRx6BAgBEAQ&url=https%3A%2F%2Fgranicus.com%2Fdownloads%2Fking-county-washington%2F&psig=AOvVaw2Rjq6zWA-j6hZcCOEOclGi&ust=1566339764973369). Accessed 19 Aug 2019.

- Data:

- Kaggle.com/harlfoxem. (2016). *House Sales in King County, USA*. [Kc\_house\_data.csv]  
Retrieved from <https://www.kaggle.com/harlfoxem/housesalesprediction>
    - [http://data-seattlecitygis.opendata.arcgis.com/datasets/83fc2e72903343aabff6de8cb445b81c\\_2.geojson](http://data-seattlecitygis.opendata.arcgis.com/datasets/83fc2e72903343aabff6de8cb445b81c_2.geojson)

- Code:

- <https://github.com/learn-co-students/dsc-model-fit-linear-regression-online-ds-pt-071519>